

FILED
SEP 26 1978
SOUTH CAROLINA

Suite 103 Piedmont Center
33 Villa Road
Greenville, SC 29607

FEE SIMPLE

SECOND MORTGAGE

BOOK 1445 PAGE 408

THIS MORTGAGE, made this 21 day of SEPTEMBER,
1978, by and between ERNEST GRAYDEN AND VIVIAN O. GRAYDEN

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee").

WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of ELEVEN THOUSAND ONE HUNDRED FIFTY-FIVE AND NO/100 Dollars (\$ 11,155.00), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on October, 15, 1988

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

PARCEL I. All that lot or land in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 107 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, RLS, November 30, 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ at page 168, said lot fronting on the eastern side of French Lane.

This being the same property conveyed to the said Ernest Grayden and Vivian O. Grayden by Deed recorded December 23, 1968, in Deed Book 858 at page 394 in the RMC Office for Greenville County, and conveyed subject to Restrictive Covenants as appear of record in Deed Book 665 at page 465 and Deed Book 703 at page 351 and to a sanitary sewer easement as shown on the recorded plat, together with easement for utilities and drainage.

PARCEL II. All that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, South Carolina, on the southerly side of Arbutus Trail, being shown and designated as Lot 53, Section A ELLETSON ACRES, plat of which is recorded in the RMC Office for Greenville County, S.C., in Plats Book EE at page 161, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Arbutus Trail at the joint front corner of Lots 52 and 53, Section A, and running thence with the joint line thereof S0-25E 175 feet to an iron pin; thence running S88-35W 100 feet to an iron pin; thence N0-25W 175 feet to an iron pin on the southerly side of Arbutus Trail; thence with the road right of way N88-35E 100 feet to the point of Beginning.

This being the same property conveyed to Ernest Grayden and Vivian O. Grayden by Deed of Jeanine McKinney, to be recorded herewith.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

SUBJECT to a prior mortgage dated 12/20/68 and 04/18/77, and recorded in the Office of the Register of Mesne Conveyance of Greenville County in Mortgage Book 1113, page 71 and 1394, page 960

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void.

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